



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

December 4, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of Sale Documents for a Property Parcel located near
Salmon to Charles Kimberly. Sale Value is \$1,295. Funding is through
purchasers. No County General Funds are involved.**

Previous Board Action/Review	10/14/2025 Executive Session: BCC reviewed and approved advancement to Consent Agenda the purchase of 00680365 / 26E23DC00300 by Charles Kimberly for \$1,295.		
Performance Clackamas	Public Trust in Good Government		
Counsel Review	Yes, SF 11/19/2025	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

EXECUTIVE SUMMARY:

Mr. Charles Kimberly requested Board of County Commissioner's approval to purchase property parcel 00680365 / 26E23DC00300 for \$1,295, which represents the parcel's Assessed Real Market Value (ARMV) and exceeds the cumulative cost of delinquent taxes, penalties, interest, and Property Disposition management fee.

Parcel 00712090 / 32E10DA02800 is an unbuildable, inaccessible parcel of land, approximately 0.72 acres, located in the floodway near E. Barlow Trail Rd. in Brightwood, OR. This parcel is adjacent to a property Mr. Kimberly purchased at the September 16, 2025 DTD/Property Disposition Surplus Sale. The current ARMV is \$1,295. The property was received by the County via tax foreclosure in October of 1997 for \$116.22 in delinquent taxes per deed 1997-079315.

ORS 275.225 (1) allows the governing body of a county to authorize a private sale of county land if the parcel:

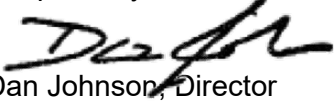
- (a) Has a real market value of less than \$15,000 on the assessment roll prepared for the county; and
- (b) Is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes.

For Filing Use Only

RECOMMENDATION:

Staff respectfully request the Board of County Commissioners approve the attached Board Order and quitclaim deed authorizing the sale of 00680365 / 26E23DC00300 to Charles Kimberly \$1,295.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dan Johnson', is written over the printed name.

Dan Johnson, Director
Department of Transportation & Development

Attachments

26E23DC00300 Quit Claim Deed

26E23DC00300 Board Order

26E23DC00300 Map

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Charles Kimberly
13618 SE 116th Ct.
Clackamas, OR 97015

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Charles Kimberly, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property").

The true and actual consideration being paid for this transfer is \$1,295. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-_____.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

*Craig Roberts, Chair,
Clackamas County Board of County Commissioners*

*State of Oregon }
County of Clackamas }*

*This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____*

*Notary Public for Oregon
My Commission Expires:_____*

EXHIBIT A to Quit Claim Deed

Legal Description

26E23DC00300

Part of the Southwest quarter of the Southeast quarter of Section 23, Township 2 South, Range 6 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Southeast quarter of Section 23 and running thence South 87° 28'50" West along the North line of said legal subdivision -376.72 feet; thence South 25° 30' East 40.96 feet; thence South 20° 30' West 24.14 feet to the true point of beginning of the tract herein to be described; thence South 69° 30' East 64.86 feet; thence South 38° 00'20" West 264.04 feet, more or less, to the center of Sandy River; thence North 39° 14'40" West downstream, along said center of the Sandy River 102.53 feet; thence North 38° 00'20" East 212.87 feet; thence South 69° 30' East 40 feet to the true point of beginning.

Together with an easement for road purposes over the following described tract of land:

Beginning at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 23 and running thence South 87° 28'50" West along the North line of said subdivision 355 feet to the true point of beginning of the tract herein to be described; thence from the above described true point of beginning continuing South 87° 28'50" West 21.72 feet; thence South 25° 30' East 40.96 feet; thence South 20° 30' West 24.14 feet; thence South 69° 30' East 64.86 feet; thence North 38° 00'20" East 20.97 feet; thence North 69° 30' West 38.09 feet; thence North 25° 30' West 59.13 feet to the true point of beginning.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving The
Transfer of Real Property



Board Order No. _____
Page 1 of 2

Whereas, this matter is coming before the Board at this time, and it appearing that Clackamas County wishes to transfer all rights, title and interest in the real estate described in *Exhibit A*;

Whereas, it further appearing that pursuant to ORS 275.225 1 (a) (b) this Board has the authority to transfer real property owned by the County through foreclosure; and

Whereas, it's further appearing that County staff have determined that this transfer of real property furthers the public interest and that the sale price of \$1,295 is reasonable under the circumstances.

NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described in Exhibit A to Charles Kimberly, for \$1,295.

DATED this ____ day of December, 2025.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A
Legal Description

26E23DC00300

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26E23DC00300 Map

